



Addison
ESTATE AGENTS
FOR SALE
01489 668 999
addison@addisonagents.co.uk



Addison
ESTATE AGENTS



22 Avon Road, Curbridge, Southampton, SO30 2DR

£315,000 Freehold

Offered for sale with no forward chain, this beautifully presented two double bedroom end-of-terrace home was built in 2022 and forms part of the popular Whiteley Meadows development.

The property offers well-planned accommodation including a dual-aspect living room with attractive Karndean flooring flowing throughout the ground floor, a modern open-plan kitchen/dining room measuring approximately 13'3 with double doors opening onto the rear garden and a useful built-in storage cupboard, along with a downstairs cloakroom.

The kitchen is fitted with contemporary cabinetry and wood-effect worktops, with integrated appliances including an oven, hob, fridge/freezer, dishwasher and washing machine.

Upstairs, the main bedroom enjoys views over the rear garden and benefits from a modern en-suite shower room, while the second double bedroom includes built-in wardrobes. There is also a stylish family bathroom fitted with a white three-piece suite and attractive wall tiling.

Outside, the landscaped rear garden is mainly laid to lawn with a paved patio area and shed to remain, while the property further benefits from a garage with power and driveway parking.

Avon Road sits within the sought-after Whiteley Meadows development, ideally positioned between the charming market village of Botley and the extensive shopping, dining and leisure facilities of Whiteley. Botley train station is approximately 1.5 miles away, providing regular services to London Waterloo, Portsmouth and Southampton, and when the development is complete it will also include schooling for all ages, from nurseries through to secondary education.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Further Information

Local Council:
Winchester City Council

Council Tax Band: C

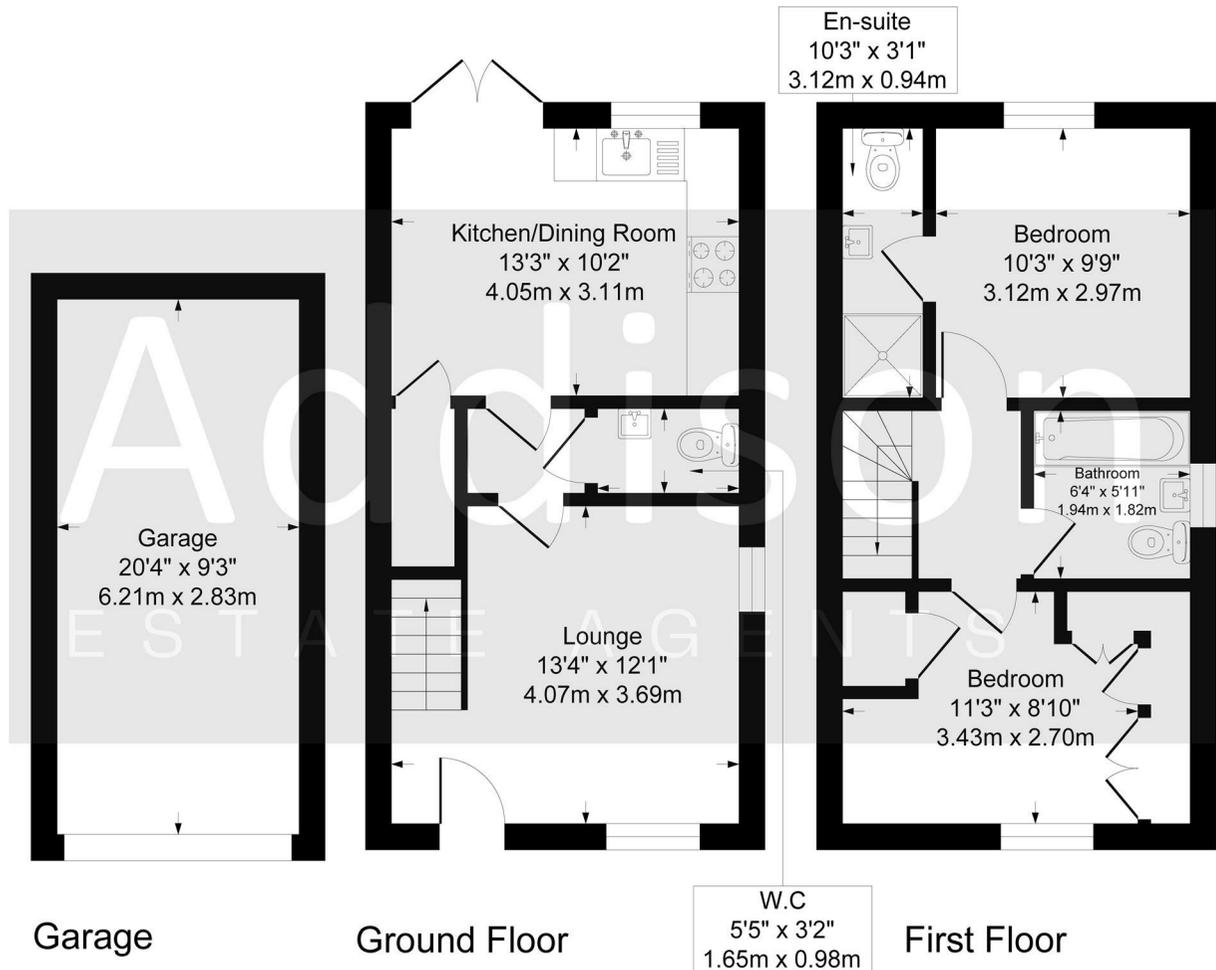
Amount Payable for 2025/2026:
£2,016.35



Approximate Gross Internal Area = 690 sq ft - 64 sq m

Garage Area = 189 sq ft - 18 sq m

Total Area = 879 sq ft - 82 sq m



- Offered for sale with no forward chain.
- Beautifully presented 2022 built two double bedroom end-of-terrace home.
- Situated within the popular Whiteley Meadows development between Botley and Whiteley.
- Dual-aspect living room with attractive Karndean flooring flowing throughout the ground floor.
- 13'3 open-plan kitchen/dining room with double doors opening onto the rear garden and a useful built-in storage cupboard.
- Modern kitchen with contemporary cabinetry, wood-effect worktops and integrated oven, hob, fridge/freezer, dishwasher and washing machine.
- Main bedroom with modern en-suite shower room overlooking the rear garden.
- Second double bedroom with built-in wardrobes.
- Landscaped rear garden mainly laid to lawn with paved patio area and shed to remain.
- Garage with power and driveway parking, with Botley train station approximately 1.5 miles away offering services to London Waterloo, Portsmouth and Southampton.

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Addison
ESTATE AGENTS



01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk